

**NOTICE OF SALE BY SUBSTITUTE TRUSTEE**

WHEREAS, James C. Threatt executed a Deed of Trust dated August 19, 2004 to Colmon Mitchell, Trustee for First Security Bank, said Deed of Trust appearing of record in Trust Deed Book 2055, Page 565, Office of the Chancery Clerk, DeSoto County, Mississippi.

WHEREAS, the aforesaid First Security Bank, the holder of said Deed of Trust and the Note secured thereby, substituted James E. Woods, as Trustee therein, as authorized by the terms thereof, by instrument dated April 13, 2015 and recorded in the Office of the Chancery Clerk of DeSoto Mississippi, in Trust Deed Book 3966, Page 736.

WHEREAS, James C. Threatt executed a Deed of Trust dated August 24, 2009 to Colmon Mitchell, Trustee for First Security Bank, said Deed of Trust appearing of record in Trust Deed Book 3073, Page 275, Office of the Chancery Clerk, DeSoto County, Mississippi.

WHEREAS, the aforesaid First Security Bank, the holder of said Deed of Trust and the Note secured thereby, substituted James E. Woods, as Trustee therein, as authorized by the terms thereof, by instrument dated April 13, 2015 and recorded in the Office of the Chancery Clerk of DeSoto Mississippi, in Trust Deed Book 3966, Page 737.

WHEREAS, default having been made in the terms and conditions of said Deeds of Trust and the entire debt secured thereby, having been declared to be due and payable in accordance with the terms of said Deeds of Trust, and the legal holder of said indebtedness, First Security Bank, having requested the undersigned Substitute Trustee to execute the trust and sell said land and property in accordance with the terms of said Deeds of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, Substitute Trustee's fees and expenses of sale.

NOW, THEREFORE, I, James E. Woods, Substitute Trustee in said Deeds of Trust, will, on the 12<sup>th</sup> day of June, 2015, offer for sale and will sell at public outcry, to the highest bidder for cash, within legal hours (being between the hours of 11 A.M. and 4 P.M.) at the East front door of the County Courthouse at Hernando, County of DeSoto, Mississippi, the following described property lying and being situated in the County of DeSoto, Mississippi.

Tract 1, Oscar Leakes Subdivision, being situated in Section 30, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 42, Page 17, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

I WILL CONVEY only such title as is vested in me as Substitute Trustee.

6. 12. 2015

WITNESS MY SIGNATURE, this 20<sup>th</sup> day of May, 2015.



Substitute Trustee  
Jones Walker LLP  
P.O. Box 1456  
Olive Branch, MS 38654  
662-895-2996

Publish: May 21, 2015; May 28, 2015; June 4, 2015 and June 11, 2015.

**TRUSTEE'S NOTICE OF SALE**

WHEREAS, on January 25, 2008, John C. Jones and Susan Jones executed a Deed of Trust to J. Patrick Caldwell as Trustee for BancorpSouth Bank, Beneficiary, which is recorded in the office of the Chancery Clerk of DeSoto County, MS, in Book 2851 at Page 506;

WHEREAS, on April 16, 2015, BancorpSouth Bank substituted James Eldred Renfroe as Trustee in the aforementioned deed of trust with this recorded in Book 3969 at Page 40;

WHEREAS, there being a default in the terms and conditions of the Deed of Trust and entire debt secured having been declared to be due and payable in accordance with its terms, BancorpSouth Bank, the holder of the debt has requested the Trustee to execute the trust and sell said land and property pursuant to its terms in order to raise the sums due, with attorney's and trustee's fees, and expenses of sale;

NOW, THEREFORE, I, James Eldred Renfroe, Trustee for said Deed of Trust, will on June 12, 2015, offer for sale at public outcry, and sell within legal hours (being between the hours of 11:00 a.m., and 4:00 p.m.) at the east main door of the DeSoto County Courthouse in Hernando, MS, to the highest and best bidder for cash, the following described property situated in DeSoto County, MS, to-wit:

Commencing at the Southeast Corner of Section 18 Township 3 South Range 8 West in DeSoto County, Mississippi; said point being at the intersection of Fogg Road and Oak Grove Road; thence West along the center of Oak Grove Road 660.0 feet to a point; thence North 30.0 feet to the Point of Beginning of the tract herein described: thence North 528.0 feet to a point; thence West 330.0 feet to a point; thence South 528.0 feet to a point on the North line of Oak Grove Road; thence East 330.0 feet to the Point of Beginning. All lying in the Southeast Quarter (1/4) of Section 18 Township 3 South Range 8 West in DeSoto County, Mississippi and containing 4.0 acres, more or less.

I will convey only such title as is vested in me as Trustee, with no warranties.

WITNESS my signature this 14<sup>th</sup> day of May, 2015.

  
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JAMES ELDRED RENFROE, Trustee

James Eldred Renfroe, 648 Lakeland East Dr., Ste A, Flowood, MS 39232, Phone 601-932-1011

Publish: 5/21, 5/28, 6/4, 6/11

6-12-15